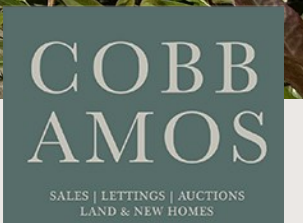




70, Bargates, Leominster, HR6 8QS
Offers Over £124,500



70 Bargates Leominster

A period attached, one bedroom home which is situated within close walking distance to the centre of the market town of Leominster. The property boasts open plan living/dining room and kitchen and has an easy maintainable garden. There is gas heating and double glazing with the property being ideal as a first time buy or investment. Offered with NO ONWARD CHAIN.

- No onwards chain
- Semi detached
- One bedroom
- Front garden
- Town center location
- Ideal for first time buyer
- Ideal for investor

Material Information
Offers Over £124,500
Tenure: Flying Freehold
Local Authority: Herefordshire
Council Tax: A
EPC: D (67)
For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Introduction

Situated within the market town of Leominster is this attached home which has accommodation comprising; open plan living/dining room/kitchen, double bedroom and shower room. There is a front garden, gas heating and double glazing. The property is offered for sale WITHOUT NO ONWARD CHAIN.

Property Description

The front door opens into the open plan kitchen/living dining room where there are triple aspect windows allowing natural light to flood the room. The kitchen area has a wooden flooring and modern style kitchen cabinets. There is space for a fridge, freezer, washing machine and electric cooker. One cupboard houses the Worcester combi boiler. The living/dining room is carpeted and has ample space for furniture. The staircase rises to the first floor landing where the bedroom and shower room are located. The bedroom is a double with dual aspect windows and wooden effect flooring. The shower room is fitted with a WC, basin and shower cubicle. There is a chrome heated towel rail and obscured window to the side. There is a cellar accessed from the living room.

Garden

To the front of the property is the garden which faces south and has a hedge boundary. There is a patio suitable for a table and chairs and artificial grass.

Services

All mains are connected.
Herefordshire Council Tax Band A
Tenure: Flying Freehold

Location

Bargates is within close walking distance of Leominster town centre. This is a popular market town and boasts a wealth of local shops, a weekly open air market, national supermarkets and a host of recreational facilities. Transport facilities are ample with good road links to larger towns and regular bus and train routes. Hereford City is located approximately 12 miles away and offers extensive entertainment and leisure facilities and a wide range of national and chain stores.

Please note that the dimensions stated are taken from internal wall to internal wall.



Total area: approx. 62.1 sq. metres (668.7 sq. feet)

For illustration only - Not guaranteed to scale
Plan produced using PlanUp.

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

Directions

From Leominster town centre, proceed north west on the A44, Bargates Road where the property can be found on the right hand side just after Perseverance Road.

